

LOCAL REVIEW BODY

15<sup>th</sup> June 2023

Application No: 22/01120/P

**Land west of Hoprig Mains Farmhouse, Gladsmuir,  
Macmerry, East Lothian**

Appointed Officer's Submission



## **22/01120/P Appointed Officer's Submission**

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**22/01120/P - Erection of 1 house and associated works, Land West Of Hoprig Mains Farmhouse, Gladsmuir, Macmerry, East Lothian**

The Council registered this application on the 11<sup>th</sup> October 2022 with a determination date of 10<sup>th</sup> December 2022.

The application site is some 0.12 hectares in size and is located within the countryside as defined by Policy DC1 of the adopted East Lothian Local Development Plan 2018.

The site is roughly triangular in shape orientated along a northeast-southwest axis and is located within the northwest section of the main Hoprig Mains Farm complex some 45 meters to the west of Hoprig Mains Farmhouse. It is bounded to the east by an access track and an agricultural building beyond, to the south by an existing private farm access road and agricultural buildings beyond, and to the north and west by agricultural land.

In October 2020 planning permission (Ref: 20/00250/P) was refused for the erection of 1 house and associated works on the site of this application. The reasons for the refusal of planning permission 20/00250/P were:

- i) The erection of a house on the application site would be new build housing development in the countryside of East Lothian for which a need to meet the requirements of the operation of an agricultural, horticultural, forestry, countryside recreation, or other business, leisure or tourism use has not been demonstrated, and which is not proposed as affordable housing development of an existing rural settlement. The proposal is therefore contrary to Policies DC1 and DC4 of the adopted East Lothian Local Development Plan 2018; and
- ii) The erection of a house on the application site would be new build housing development in the countryside of East Lothian for which a desirable primary use supported in principle by criterion b of Policy DC1 and with benefits that outweigh the normal presumption against new build housing in the countryside has not been demonstrated; and which is not promoted to fund the restoration of a listed building, building of recognised heritage value or significant designated feature of the built or natural environment, the retention of which is desirable. The proposal is therefore contrary to Policy DC5 of the adopted East Lothian Local Development Plan 2018.

Planning permission is now sought for the erection of a detached house for use in association with the operation of Hoprig Mains Farm.

The proposed house would be south facing and have an L-shaped footprint of some 190 square meters. It would be composed of a large 2-storey main structure and a smaller single-storey element. Planning permission is also sought for the formation of areas of hardstanding to be used for vehicle parking and as patio areas, as well as the erection of fencing. Garden areas would be provided to the sides and rear of the proposed house. It is proposed that the site would be accessed from the farm access road to the south of the site.

Existing derelict buildings on the site are to be demolished to facilitate the erection of the proposed house and associated works. The demolition of the stable buildings is categorised as permitted development under The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 1992 and therefore does not form part of the development the subject of this application.

In addition to application drawings the applicant's agent has submitted a Minerals Stability Assessment Report, a Planning Statement, an Operational Needs Assessment Report and a Chartered Accountants Statement in support of the application.

The submitted Planning Statement informs that the owner of Hoprig Mains Farm is resident within Hoprig Mains Farmhouse and that the farm is operated by the owner's son (Graeme Meikle) who resides with his partner within a cottage at Hoprig Mains Farm Cottages located to the southwest of Hoprig Mains Farm complex. The farm is operated within a sole trader capacity and there are no other employees. The owner currently provides periodic operational support during busy sowing and harvest seasons.

Operations in the main involve the arable farming of 250 acres of land, with off-site contractual commitments involving the farming of 340 acres land and seasonal support towards the farming of a further 250 acres of land on two neighbouring farms respectively. The applicant (Andrew Meikle) is the eldest son of the farm owner (John Meikle) and currently lives off the farm. It is John Meikle's intention to reduce his involvement in the farm business and the applicant (Andrew Meikle) intends to return to the farm along with his partner and child in order to provide the operational support currently provided by his father. Such support would involve the operation of farm machinery and vehicles and administrative tasks. The submitted statement goes on to assert that further to the owner's reduced involvement in the farm business the applicant's permanent presence on the farm will become necessary to provide operational support on grounds of safety and presents data relating to annual fatal injuries in agriculture. The statement further informs that no suitable dwelling or building capable of conversion exists on site and that the operational requirements presented for the applicant and his family to live on site justifies the requirement for a new house at this location.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is National Planning Framework 4 (NPF4) and the adopted East Lothian Local Development Plan 2018 (ELLDP).

Policies Policies 1 (Tackling the climate and nature crises), 2 (Climate mitigation and adaptation), 3 (Biodiversity), 9 (Brownfield, vacant and derelict land and empty buildings), 14 (Liveable Places), 15 (Local living 16 (Quality Homes), and 20 minute neighbourhoods), 17 (Rural Homes) and 29 (Rural development) of NPF4 and Policies DC1 (Rural Diversification), DC4 (New Build Housing in the Countryside), DC5 (Housing as Enabling Development), DP1 (Landscape Character), DP2 (Design), T1 (Development Location and Accessibility), NH8 (Trees and Development), and T2 (General Transport Impact) of the adopted East Lothian Local Development Plan 2018 (ELLDP).

It is stated in Policy 17 of NPF4 that:

- (a) development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:
  - (i) is on a site allocated for housing within the Local Development Plan (LDP);
  - (ii) reuses brownfield land where a return to a natural state has not or will not happen without intervention;
  - (iii) reuses a redundant or unused building;
  - (iv) is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;

(v) is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;

(vi) is for a single home for the retirement succession of a viable farm holding;

(vii) is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or

(viii) reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house;

(b) Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location;

(c) Development proposals for new homes in remote rural areas will be supported where the proposal: (i) supports and sustains existing fragile communities; (ii) supports identified local housing outcomes; and (iii) is suitable in terms of location, access, and environmental impact;

(d) Development proposals for new homes that support the resettlement of previously inhabited areas will be supported where the proposal: i) is in an area identified in the LDP as suitable for resettlement; ii) is designed to a high standard; iii) responds to its rural location; and iv) is designed to minimise greenhouse gas emissions as far as possible.

Policy DC1 of the ELLDP sets out specific criteria for new development in the countryside, stating that there will be support in principle for new development where it is for agriculture, horticulture, forestry or countryside recreation; or other businesses that have an operational requirement for a countryside location, including tourism and leisure uses.

Policy DC4 sets out specific criteria for the erection of new build housing in the countryside, and allows for new build housing development in the countryside where the Council is satisfied that a new house is a direct operational requirement of an agricultural, horticultural, forestry or other employment use. Policy DC4 also allows for other small scale housing proposals that form a logical addition to an existing small scale rural settlement where they are promoted for affordable housing and evidence of need is provided and the registered affordable housing provider will ensure that the dwelling(s) will remain affordable for the longer term.

Policy DC5 sets out specific criteria for the exceptional circumstances where the erection of housing as enabling development in the countryside may be supported. Any such new housing development in the countryside should: (a) enable a desirable primary use supported in principle by criterion by Policy DC1 and the benefits of the primary use outweighs the normal presumption against new build housing in the countryside; or (b) fund the restoration of a listed building or other buildings of recognised heritage value, or other significant designated feature of the built or natural environment, the retention of which is desirable, and should satisfy the terms of Policies CH1 and where relevant CH6, and can be clearly demonstrated to be the only means of preventing the loss of the asset and secure its long-term future; and (c) the proposal satisfies the terms of Policy NH1. In all cases, the benefits of the proposed development must outweigh the normal presumption against new build housing development in the countryside.

On the matter of Policy DC5, the principle of the erection of one house on the application site is not promoted to enable a desirable primary use supported in principle by criterion b of Policy DC1. Thus, there are no benefits of such a primary use that would outweigh the normal presumption against new

build housing in the countryside. Nor is the principle of the erection of one house on the application site promoted to fund the restoration of a listed building.

No public objections or representations to the application have been received.

The proposed house would be contained within Hoprig Mains Farm complex which consists of Hoprig Mains Farmhouse and agricultural buildings. It would be visible in limited long range views from the B6363 public road to the east of the site at a distance of at least 530 metres and in short duration glimpsed views from the public road running to the south of Hoprig Mains Farm. It would not be readily visible in public views from the north and west.

Vehicular access to the house would be by way of a set-back access formed from the existing private farm access road to the south of the site that is in turn taken from a minor public road to the south of the site. The Council's Roads Services raise no objection to the application, being satisfied that the proposed house could be safely accessed and provide an acceptable amount of on-site parking, and would not therefore be contrary to Policies T1 and T2 of the adopted East Lothian Local Development Plan 2018.

The Council's Environmental Protection Manager was consulted on the application and makes no comment.

Scottish Water makes no objection to the application.

The Council's Flooding and Structures Manager has been consulted on the application and has no objection in terms of flood risk.

The proposed house would be finished in white-coloured textured render with a base course of dark grey facing brick. It would be orientated such that it would be accessed from a door opening on the south elevation of the single-storey element. That door opening would provide access to an entrance hall, playroom and toilet within the single-storey section, and to utility, storage, kitchen and dining/lounge areas within the ground floor area of the main 2-storey structure. An internal stairway would provide access to 4 first-floor bedrooms, a bathroom and storage areas.

The larger 2-storey section of the proposed house would be 20 meters in length running north to south and 7.5 meters in width. It would have a west-facing mono-pitched profiled metal roof some 7.5 meters from ground level at its highest point sloping to that of 5 meters and overhanging the west and east elevations of the proposed house. A roof light would be formed at the southern section of the roof slope.

The single-storey element would be some 8 meters in length running east to west and 5 meters in width with a profiled metal north-facing mono-pitched roof some 4 meters in height at its highest point and overhanging the north and south elevations.

Conventionally proportioned window and door openings would be formed in the other elevations of the proposed house. All windows and door openings would be of grey painted timber.

A paved patio area would be formed forward of the west elevation of the main 2-storey house, and a hardstanding area formed at the southeast corner of the proposed house for bin stands. Otherwise the land of the application site would be laid out as garden ground enclosed within post and wire fencing erected along the east and west boundaries meeting at the northern apex of the site.



By virtue of its part 2-storey and part single-storey height, size, scale, form, proportions, architectural design and its external finishes the proposed house would not appear harmfully intrusive or incongruous within the landscape of the wider area.

In its position the proposed house would be so removed from all existing nearby residential properties so as not to give rise to significant harmful loss of sunlight or daylight to them.

In assessing whether or not a proposed new development would result in harmful overlooking and therefore loss of privacy to existing neighbouring residential properties it is the practice of the Council, as Planning Authority to apply the general rule of a 9 metres separation distance between the windows of a proposed new building and the garden boundaries of neighbouring residential properties and an 18 metres separation distance between directly facing windows of the proposed new building and the windows of existing neighbouring residential properties.

None of the windows of the proposed house would be within 18 metres of any directly facing windows of any neighbouring residential properties nor would they be within 9 metres of the garden boundaries of any neighbouring residential property. Consequently, the proposed house would not allow for harmful overlooking of any neighbouring residential property.

The proposed house would provide any future occupants with a satisfactory level of privacy and residential amenity.

A number of existing trees to the north and within the southwest corner of the site are to be retained. The applicant's agent has submitted drawings showing additional tree planting and providing details of how existing trees would be protected during construction.

The Council's Landscape Officer has raised no objection to the proposals.

Further to the submission of a Minerals Stability Assessment Report by the applicant's agent, the Coal Authority have confirmed that they concur with the recommendations of that report in that coal mining legacy potentially poses a risk to the proposed development and that investigations are required, along with possible remedial measures, in order to ensure the safety and stability of the proposed development.

The Coal Authority does not object to the application subject to the attachment of conditions to any planning permission requiring:

- i) undertaking of intrusive site investigations to establish exact nature of coal mining legacy features and findings submitted to the Local Planning Authority for consideration and approval in writing;
- ii) where the findings of the intrusive site investigations identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing; and
- iii) following implementation and completion of the approved remediation scheme and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details

In relation to considerations of contaminated land issues, the Council's Contaminated Land Officer advises that taking account of the historic uses of the site and the possibility of associated

contamination issues, a condition should be attached were planning permission to be granted requiring that a Geo-Environmental Assessment be carried out by the applicant with the Report on it submitted to and approved by the Planning Authority prior to any site development works taking place. This requirement could be secured through a condition attached to a grant of planning permission for the proposed development.

Notwithstanding all of the above the application site is not within an existing settlement of East Lothian or any area within an area designated as one of residential character and amenity by Policy RCA1 of the adopted East Lothian Local Development Plan 2018. Thus it is not within an existing residential area where the principle of the building of a house is acceptable.

Therefore it is now necessary to consider whether the principle of the proposed building of a new house on the application site in a countryside location is consistent with national, strategic and local planning policy relating to the control of new housing development in the countryside.

The application site is within an area of countryside safeguarded by Proposal BW2 for development of the future greater Blindwells new town. This is only a safeguard and is not a formal allocation of the site for this purpose. For avoidance of doubt the site is not within an area of land allocated by the ELLDP for housing or for any other use. Consequently, the erection of a house on the site must be assessed against development plan policies 17 (Rural homes) of NPF4 and policies DC1 (Rural Diversification) DC4 (New Build Housing in the Countryside) and DC5 (Housing as Enabling Development) of the ELLDP, all of which relate to the control of new housing development in the countryside.

The application site is located within an existing agricultural unit. What has to be established is that:

- i) the proposed house is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work in accordance with NPF4 policy 17; and
- ii) there is a direct operational requirement for that house to support that existing agricultural use in accordance with Policy DC4 of the ELLDP.

In order to ascertain the above the Council's Agricultural and Rural Development Consultant has been consulted on the application on a number of occasions and has failed to respond. The Council's Agricultural and Rural Development Consultant has not submitted findings to the Council of a review of information submitted by applicants. Therefore, at this time, it has not been demonstrated to the satisfaction of the Planning Authority that the proposed new house is necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work in accordance with NPF4 policy 17 or that a new house is required at Hoprig Mains Farm to meet a direct operational requirement of that existing agricultural business or any other agricultural, horticultural, forestry or other employment use as required by Policies DC1 and DC4 of the ELLDP.

On 7<sup>th</sup> December 2022 the planning authority requested of the applicant that the determination date of the application be extended from 10<sup>th</sup> December 2022 to 28<sup>th</sup> January 2023 as form of processing agreement. That request was refused by agents for the applicant who advised of agreement to extend the determination date to 25<sup>th</sup> December 2022.

The application is currently pending consideration subject to submission of the required consultation response.



## Currie, Fiona

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**From:** Callow, Scott  
**Sent:** 25 October 2022 11:39  
**To:** Taylor, David (Officer)  
**Cc:** Environment Reception; Clark, Colin - EHO  
**Subject:** Planning Consultation: 22/01120/P (Land West Of Hoprig Mains Farmhouse, Gladsmuir)

Hi David,

I have reviewed the various historical maps for the site as well as looking at the potential contamination issues that may impact on the development and would comment as follows:

- The site is currently part of an operational farm steading and as such there may be localised contamination associated with any fuel/chemical storage and areas of made ground;
- The site is also situated close to the former RAF Macmerry airfield and as such there is the possibility for unexploded ordnance to exist on or in close proximity to the site;
- I note that a Mineral Assessment has been carried out for the site and it has identified the potential for shallow coal mine workings to exist. There is, therefore, also the potential for mine gas to impact on the proposed development.

Given the above and due to the nature of the proposed development (a new residential build), further information will be required to determine the ground conditions and potential contamination issues impacting on the site (with the minimum of a Phase I Geo-environmental Assessment being carried out). In light of this I would recommend that the following conditions be attached to any grant of consent:

### ***Land Contamination Condition - Investigation, Risk Assessment, Remediation and Validation***

#### ***Part 1***

Prior to any site development works a suitable Geo-Environmental Assessment must be carried out, with the Report(s) being made available to the Planning Authority for approval. It should include details of the following:

- *A Preliminary Investigation incorporating a Phase I Desk Study (including site reconnaissance, development of a conceptual model and an initial risk assessment);*
- *A Phase II Ground Investigation (only if the Desk Study has determined that further assessment is required), comprising the following:*
  - *A survey of the extent, scale and nature of contamination, and reporting on the appropriate risk assessment(s) carried out with regards to Human Health, the Water Environment and Gas Characteristic Situation as well as an updated conceptual model of the site;*
  - *An appraisal of the remediation methods available and proposal of the preferred option(s).*

*The Desk Study and Ground Investigation must be undertaken by suitably qualified, experienced and competent persons and must be conducted in accordance with the relevant guidance and procedures.*

If it is concluded by the Reporting that remediation of the site is not required, then Parts 2 and 3 of this Condition can be disregarded.

#### **Part 2**

*Prior to any works beginning on site (and where risks have been identified), a detailed Remediation Statement should be produced that shows the site is to be brought to a condition suitable for the intended use by the removal of unacceptable risks to all relevant and statutory receptors. The Statement should detail all works to be undertaken, proposed remediation objectives and remediation criteria as well as details of the procedures to be followed for the verification of the remedial works. It should also ensure that the site will not qualify as contaminated land under Part2A of the Environmental Protection Act 1990 in relation to the intended use of the land following development. The Statement must be submitted to the Planning Authority for approval.*

### **Part 3**

*The approved Remediation Statement must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the agreed remediation. Following completion of the measures identified in the approved Remediation Statement, a Validation Report should be submitted that demonstrates the effectiveness of the remediation carried out. It must be approved by the Planning Authority prior to the use of the new development.*

### **Part 4**

*In the event that ‘unexpected’ ground conditions (contamination) are encountered at any time when carrying out the permitted development, work on site shall cease and the issue shall be reported to the Planning Authority immediately. At this stage a Site Investigation and subsequent Risk Assessment may have to be carried out, if requested by the Planning Authority. It may also be necessary to submit a Remediation Strategy should the reporting determine that remedial measures are required. It should also be noted that a Verification Report would also need to be submitted confirming the satisfactory completion of these remedial works.*

*If no ‘unexpected’ ground conditions are encountered during the development works, then this should be confirmed to the Planning Authority prior to the use of the new development.*

Regards,

Scott

**Scott Callow | Environment Protection Officer (Con Land) | Public Health & Environment Protection | East Lothian Council | John Muir House | Haddington | EH41 3HA**

Tel. 01620 827256

Email. [scallow@eastlothian.gov.uk](mailto:scallow@eastlothian.gov.uk)

Visit our website at [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

NHS Coronavirus Information

**Keep using  
Covid sense**



[gov.scot/coronavirus](http://gov.scot/coronavirus)



## Currie, Fiona

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**From:** Yates, Robbie  
**Sent:** 27 October 2022 16:04  
**To:** Taylor, David (Officer)  
**Cc:** Environment Reception; Lennock, Ian  
**Subject:** TRANSPORT PLANNING RESPONSE 22/01120/P- Planning Consultation

### EAST LoTHIAN COUNCIL ROAD SERVICES

From: Asset & Regulatory Manager  
To: Service Manager, Planning

Erection of 1 house and associated works at Land West Of Hoprig Mains Farmhouse Gladsmuir Macmerry East Lothian

The proposals for the residential building include a private driveway with room for three vehicles, in practice the arrangement would only have sufficient space for two vehicles to allow turning space but overall the parking area would be acceptable for a single dwelling of this size. Space should be set aside within the building or its exterior for cycle storage and in line with the Council's emerging policy guidance, an electric vehicle charging facility should be provided. Whilst the vehicular access to the residential unit is taken from a private road, the wall along the frontage should be formed with a maximum height of 1.05m to allow for visibility when vehicles are exiting the driveway. Improvement of the existing track formation at the front of the building should be undertaken to allow for safe and practical access from the farm road.

Please advise the applicant that all works within or affecting the public road including works on the footway and verge must be authorised in advance by this Council as Roads Authority.

Sent on behalf of IAN LENNOCK  
ROAD SERVICES, ASSET & REGULATORY MANAGER

If telephoning, please ask for Robbie Yates Transport Planning Officer, East Lothian Council Tel: 01620 827626 NHS Coronavirus Information

[[https://intranet.eastlothian.gov.uk/multimedia/1624/1624\\_250x83.jpg](https://intranet.eastlothian.gov.uk/multimedia/1624/1624_250x83.jpg)]

## Currie, Fiona

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**From:** Coull, Alex  
**Sent:** 25 October 2022 11:57  
**To:** Environment Reception; Chalmers, Ian  
**Subject:** RE: 22/01120/P- Planning Consultation

David

22/01120/P - Erection of 1 house and associated works at Land West Of Hoprig Mains Farmhouse Gladsmuir Macmerry East Lothian

I have reviewed the plans etc submitted with the above application and I can confirm that the site is shown as not at risk from flooding.

It is noted that a Surface Water Soakaway and Sewage Treatment Plant will be provided with the treated water discharging to a local watercourse, it has been assumed that the maintenance etc of the afore- mentioned drainage systems will remain private and all necessary licences from SEPA will be applied for.

In conclusion I would not object to this development from a flood risk view.

Regards  
Alex Coull  
Civil Engineer Technician – Flooding  
Tel. 01620 827275  
Work Mob. 0783 439 4805  
Personal Mob.

For and on behalf of Ian Chalmers  
Senior Engineer - Flood Protection - ROAD SERVICES Tel. Ext 7726

Please note I work on Tuesdays, Wednesdays and Thursdays only.

East Lothian Council | Road Services | Infrastructure | Partnerships & Community Services John Muir House |  
Haddington | East Lothian | EH41 3HA

-----Original Message-----

From: Environment Reception <environment@eastlothian.gov.uk>  
Sent: 13 October 2022 09:53  
To: Chalmers, Ian <ichalmers@eastlothian.gov.uk>; Coull, Alex <acoull@eastlothian.gov.uk>  
Subject: 22/01120/P- Planning Consultation

Please see attached document in relation to the following application: Erection of 1 house and associated works at Land West Of Hoprig Mains Farmhouse Gladsmuir Macmerry East Lothian

NHS Coronavirus Information

[[https://intranet.eastlothian.gov.uk/multimedia/1624/1624\\_250x83.jpg](https://intranet.eastlothian.gov.uk/multimedia/1624/1624_250x83.jpg)]



13<sup>th</sup> March 2020

East Lothian Council  
Environment Reception John Muir House  
Haddington  
EH41 3HA

Development Operations  
The Bridge  
Buchanan Gate Business Park  
Cumbernauld Road  
Stepps  
Glasgow  
G33 6FB

Development Operations  
Freephone Number - 0800 3890379  
E-Mail - [DevelopmentOperations@scottishwater.co.uk](mailto:DevelopmentOperations@scottishwater.co.uk)  
[www.scottishwater.co.uk](http://www.scottishwater.co.uk)

Dear Local Planner

**EH33 Macmerry Hoprig Mains Farm Land West Of  
PLANNING APPLICATION NUMBER: 20/00250/P  
OUR REFERENCE: 790179  
PROPOSAL: Erection of 1 house and associated works**

**Please quote our reference in all future correspondence**

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

#### **Water**

- There is currently sufficient capacity in the Castle Moffat Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.
- Please note the nearest public water main is approximately 500 metres from the proposed site.

#### **Foul**

- Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

**The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.**



## **Surface Water**

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will **not** accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification taking account of various factors including legal, physical, and technical challenges. However it may still be deemed that a combined connection will not be accepted. Greenfield sites will not be considered and a connection to the combined network will be refused.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is proposed, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

### **General notes:**

- **Scottish Water asset plans can be obtained from our appointed asset plan providers:**

**Site Investigation Services (UK) Ltd**  
**Tel: 0333 123 1223**  
**Email: [sw@sisplan.co.uk](mailto:sw@sisplan.co.uk)**  
**[www.sisplan.co.uk](http://www.sisplan.co.uk)**

- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
- **Please find all of our application forms on our website at the following link <https://www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms>**

## Next Steps:

- **Single Property/Less than 10 dwellings**

For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.

- **10 or more domestic dwellings:**

For developments of 10 or more domestic dwellings (or non-domestic equivalent) we require a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

- **Non Domestic/Commercial Property:**

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at [www.scotlandontap.gov.uk](http://www.scotlandontap.gov.uk)

- **Trade Effluent Discharge from Non Dom Property:**

Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.

If you are in any doubt as to whether or not the discharge from your premises is likely to be considered to be trade effluent, please contact us on 0800 778 0778 or email [TEQ@scottishwater.co.uk](mailto:TEQ@scottishwater.co.uk) using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found using the following link <https://www.scottishwater.co.uk/business/our-services/compliance/trade-effluent/trade-effluent-documents/trade-effluent-notice-form-h>

Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at [www.resourceefficientscotland.com](http://www.resourceefficientscotland.com)

If the applicant requires any further assistance or information, please contact our Development Operations Central Support Team on 0800 389 0379 or at [planningconsultations@scottishwater.co.uk](mailto:planningconsultations@scottishwater.co.uk).

Yours sincerely

**Erin Drummond**  
Erin.Drummond@scottishwater.co.uk



INVESTOR IN PEOPLE



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Learning Partner

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Web: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)



## The Coal Authority

For the Attention of: Mr David Taylor – Case Officer  
East Lothian Council

**[By Email: [environment@eastlothian.gov.uk](mailto:environment@eastlothian.gov.uk)]**

4 May 2020

Dear Mr Taylor

### **PLANNING APPLICATION: 20/00250/P**

**Erection of 1 house and associated works at Hoprig Mains Farm, Gladsmuir, Macmerry, East Lothian, EH33 1EL - RECONSULTATION**

Thank you for your consultation letter of 30 April 2020 seeking the further views of the Coal Authority on the above planning application.

### **The Coal Authority Response: Material Consideration**

As you are aware, the application site falls within the defined Development High Risk Area; therefore within the site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. The Coal Authority's information indicates that the site lies in an area where historic unrecorded coal mining activity is likely to have taken place at shallow depth.

We note that the applicant has now submitted a Mineral Stability Assessment Report (28 April 2020) in support of their planning application. Based on a review of appropriate sources of coal mining and geological information, the report concludes that there exists a moderate risk for the potential for instability at the surface from possible shallow underground mine workings in the Panwood Coal/ Five Foot Coal seam.

As such, the report makes recommendations for the drilling of a single borehole to depths of up to 25m below rockhead within the footprint of the proposed dwelling to confirm the depth and condition of the aforementioned coal seam.

The Coal Authority welcomes the recommendation for the undertaking of intrusive site investigations. These should be designed by a competent person to properly assess ground conditions and to establish the exact situation regarding coal mining legacy which could pose a risk to the proposed development. However, depending upon the results of the initial borehole, additional boreholes may be required to prove that any coal seam of workable thickness encountered within influencing distance of the surface has not been worked beneath the site of the proposed dwelling. The applicant should ensure that the exact form of any intrusive site investigation is agreed with the Coal Authority's Permitting Team as part of a permit application.

The Mineral Stability Assessment Report does not outline what remedial measures are likely to be required in the event that mine workings are encountered beneath the site. The findings of the intrusive site investigations should therefore be interpreted by a competent person and should be used to inform any mitigation measures, such as grouting stabilisation works and foundation solutions, which may be required in order to remediate mining legacy affecting the site and to ensure the safety and stability of the proposed development.

The submitted report does not provide any assessment of risk posed by mine gas migration. Given the potential presence of shallow unrecorded mine workings beneath the site, the LPA may consider it prudent to seek comments from the Council's Environmental Health / Public Protection Team on this matter and any resultant need for gas monitoring and/or the incorporation of appropriate gas protection measures within the proposed development.

#### The Coal Authority Recommendation to the LPA

The Coal Authority concurs with the recommendations of the Mineral Stability Assessment Report; that coal mining legacy potentially poses a risk to the proposed development and that investigations are required, along with possible remedial measures, in order to ensure the safety and stability of the proposed development.

As such, should planning permission be granted for the proposed development, we would recommend that the following conditions are included on the Decision Notice:

- ***No development shall commence (excluding the demolition of existing structures) until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features. The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.***
- ***Where the findings of the intrusive site investigations (required by the condition XX above) identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in***

**writing. Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.**

- **Following implementation and completion of the approved remediation scheme (required by condition XX above) and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details.**

The Coal Authority therefore **withdraws its objection** to the proposed development **subject to the imposition of the above conditions**. This is our recommendation for condition wording. Whilst we appreciate that you may wish to make some amendment to the choice of words, we would respectfully request that the specific parameters to be satisfied are not altered by any changes that may be made.

**Please note that whilst we recommend that the above planning conditions are applied if planning permission is granted, due to the Covid-19 pandemic, our own staff resources are significantly reduced. Until further notice we are therefore not able to offer any comments in relation to further related applications that may be made for the discharge of conditions.**

**We would be very grateful if you could refrain from sending the Coal Authority any consultations relating to the discharge of conditions until further notice. We trust that in this difficult time the local planning authority will appropriately consider the information submitted by applicants to assess whether any mining legacy related conditions have been duly complied with.**

Please do not hesitate to contact me if you wish to discuss the above matters further.

Yours sincerely

*James Smith*

**James Smith** *BSc. (Hons), Dip.URP, MRTPI*  
**Planning Liaison Manager**

#### General Information for the Applicant

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

[www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property](http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property)

## Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

*In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.*

## Currie, Fiona

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**From:** Clark, Colin - EHO  
**Sent:** 14 October 2022 11:17  
**To:** Environment Reception  
**Cc:** Taylor, David (Officer)  
**Subject:** RE: 22/01120/P- Planning Consultation

**Categories:** Orange Category

I refer to your consultation request of 13<sup>th</sup> October 2022 in connection with the above and would advise I have no comment to make regarding the proposal.

Regards

Colin Clark | Senior Environmental Health Officer, Public Health & Environmental Protection | Protective Services | East Lothian Council | John Muir House | Haddington | EH41 3HA |  
Tel. 01620 827443 or 07909 880149 | Email. [cclark1@eastlothian.gov.uk](mailto:cclark1@eastlothian.gov.uk) | Visit our website at [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

-----Original Message-----

From: Environmental Health/Trading Standards <[ehts@eastlothian.gov.uk](mailto:ehts@eastlothian.gov.uk)>  
Sent: 13 October 2022 09:54  
To:  
Subject: FW: 22/01120/P- Planning Consultation

-----Original Message-----

From: Environment Reception <[environment@eastlothian.gov.uk](mailto:environment@eastlothian.gov.uk)>  
Sent: 13 October 2022 09:51  
To: Environmental Health/Trading Standards <[ehts@eastlothian.gov.uk](mailto:ehts@eastlothian.gov.uk)>  
Subject: 22/01120/P- Planning Consultation

Please see attached document in relation to the following application: Erection of 1 house and associated works at Land West Of Hoprig Mains Farmhouse Gladsmuir Macmerry East Lothian

NHS Coronavirus Information

[[https://intranet.eastlothian.gov.uk/multimedia/1624/1624\\_250x83.jpg](https://intranet.eastlothian.gov.uk/multimedia/1624/1624_250x83.jpg)]



## Currie, Fiona

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**From:** Wanless, Sinead  
**Sent:** 01 November 2022 10:35  
**To:** Taylor, David (Officer)  
**Subject:** FW: 22/01120/P- Planning Consultation  
**Attachments:**

Hi David,

Was there any specific policy comments you wanted on this? Looking at the last decision and the Policy response my thoughts are that our position remains the same and the new information regarding agricultural need etc needs to be weighted to see if it meets the requirements. Let me know if you want anything further.

Thanks

Sinead

-----Original Message-----

**From:** Environment Reception <environment@eastlothian.gov.uk>  
**Sent:** 13 October 2022 09:53  
**To:** Policy & Projects <policyandprojects@eastlothian.gov.uk>  
**Subject:** 22/01120/P- Planning Consultation

Please see attached document in relation to the following application: Erection of 1 house and associated works at Land West Of Hoprig Mains Farmhouse Gladsmuir Macmerry East Lothian

NHS Coronavirus Information

[[https://intranet.eastlothian.gov.uk/multimedia/1624/1624\\_250x83.jpg](https://intranet.eastlothian.gov.uk/multimedia/1624/1624_250x83.jpg)]

## Policy DC1: Rural Diversification

Development in the countryside, including changes of use or conversions of existing buildings, will be supported in principle where it is for:

- a) agriculture, horticulture, forestry, infrastructure or countryside recreation; or
- b) other businesses that have an operational requirement for a countryside location, including tourism and leisure uses.

Proposals must also satisfy the terms of Policy NH1 and other relevant plan policies including Policy DC6.

Proposals for mineral extraction and renewable energy will be assessed against the other relevant policies of the Plan.

Any proposals for the restoration or conversion of vernacular buildings to accommodate uses supported in principle by this policy should be of an appropriate scale and character and designed in such a way that maintains or complements their layout and appearance.

## DP1: Landscape Character

All new development, with the exception of changes of use and alterations and extensions to existing buildings, must:

1. Be well integrated into its surroundings by responding to and respecting landform, and by retaining and where appropriate enhancing existing natural and physical features at the site, including water bodies, that make a significant contribution to the character and appearance of the area and incorporate these into the development design in a positive way;
2. Include appropriate landscaping and multifunctional green infrastructure and open spaces that enhance, provides structure to and unifies the development and assists its integration with the surroundings and extends the wider green network where appropriate.

## DP1: Landscape Character

All new development, with the exception of changes of use and alterations and extensions to existing buildings, must:

1. Be well integrated into its surroundings by responding to and respecting landform, and by retaining and where appropriate enhancing existing natural and physical features at the site, including water bodies, that make a significant contribution to the character and appearance of the area and incorporate these into the development design in a positive way;
2. Include appropriate landscaping and multifunctional green infrastructure and open spaces that enhance, provides structure to and unifies the development and assists its integration with the surroundings and extends the wider green network where appropriate.

DP2 (Design)

The design of all new development, with the exception of changes of use and alterations and extensions to existing buildings, must:

1. Be appropriate to its location in terms of positioning, size, form massing, proportion and scale and use of a limited palette of materials and colours that complement its surroundings;
2. By its siting density and design create a coherent structure of streets, public places and buildings that respect and complement the sites context, and create a sense of identity within the development;
3. Position and orientate buildings to articulate, overlook, properly enclose and provide active frontages to public spaces or, where this is not possible, have appropriate high quality architectural or landscape treatment to create a sense of welcome, safety and security
4. Provide a well-connected network of paths and roads within the site that are direct and will connect with existing networks, including green networks, in the wider area ensuring access for all in the community, favouring, where appropriate, active travel and public transport then cars as forms of movement;
5. Clearly distinguish public space from private space using appropriate boundary treatments;
6. Ensure privacy and amenity, with particular regard to levels of sunlight, daylight and overlooking, including for the occupants of neighbouring properties;
7. Retain physical or natural features that are important to the amenity of the area or provide adequate replacements where appropriate;
8. Be able to be suitably serviced and accessed with no significant traffic or other environmental impacts.

## **Policy DC4: New Build Housing in the Countryside**

New build housing development will only be supported in the countryside outwith the constrained coast where there is no existing house or no appropriate existing building suitable for conversion to a house is available in the locality and:

(i) In the case of a single house, the Council is satisfied that it is a direct operational requirement of a viable agricultural, horticultural, forestry, countryside recreation or other business, leisure or tourism use supported in principle by Policy DC1. The Council will obtain independent advice from an Agricultural and Rural Advisor on whether there is a direct operational requirement for an associated house; or

(ii) In the case of other small scale housing proposals, it is for affordable housing and evidence of need is provided, and the registered affordable housing provider will ensure that the dwellings will remain affordable for the longer term. Proposals should be very small scale and form a logical addition to an existing small-scale rural settlement identified by this plan.

(iii) The proposal satisfies the terms of Policy NH1.

## **Policy T2 : General Transport Impact**

New development must have no significant adverse impact on:

- ☐ Road safety;
- ☐ The convenience, safety and attractiveness of walking and cycling in the surrounding area;
- ☐ Public transport operations in the surrounding area, both existing and planned, including convenience of access to these and their travel times;
- ☐ The capacity of the surrounding road network to deal with traffic unrelated to the proposed development; and
- ☐ Residential amenity as a consequence of an increase in motorised traffic.

Where the impact of development on the transport network requires mitigation this will be provided by the developer and secured by the Council by planning condition and / or legal agreement where appropriate.

## SUSTAINABLE PLACES

### POLICY:

1. Tackling the climate and nature crisis
  2. Climate Mitigation and adaptation
  3. Biodiversity
  4. Natural Places
  5. Soils
- 
14. Design, Quality and Place
  15. Local living and 20 min neighbourhoods
  16. Quality homes
  17. Rural Homes
  29. Rural development



### **Suggested Conditions (if planning permission is granted)**

1. The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

2. No development shall take place on site unless and until final site setting out details have been submitted to and approved by the Planning Authority.

The above mentioned details shall include a final site setting-out drawing to a scale of not less than 1:200, giving:

- a. the position within the application site of all elements of the proposed development and position of adjoining land and buildings;
- b. finished ground and floor levels of the development relative to existing ground levels of the site and of adjoining land and building(s). The levels shall be shown in relation to an Ordnance Bench Mark or Temporary Bench Mark from which the Planning Authority can take measurements and shall be shown on the drawing; and
- c. the ridge height of the proposed house and garage shown in relation to the finished ground and floor levels on the site.

Reason:

To enable the Planning Authority to control the development of the site in the interests of the amenity of the area.

3. A schedule and/or samples of all of the external finishing materials and finishing colours to be used in the external finishes of the house and garage hereby approved shall be submitted to and approved in writing by the Planning Authority prior to their use in the development. Thereafter, the external finishing materials and colours used shall accord with the schedule and samples so approved.

Reason:

To ensure the satisfactory appearance of the development in the interest of safeguarding the character and appearance of the area.

4. Samples of the surface finishes to be used to surface the hardstanding areas to be used as driveway, vehicle parking and footpaths shall be provided for the inspection and approval of the Planning Authority prior to the use of such ground surfacings within the development, and thereafter, the ground surfacings used shall accord with the samples so approved.

Reason:

In the interests of the character and appearance of the area.

5. Prior to the occupation of the house hereby approved the vehicular access, turning and parking arrangements shall be laid out and made available for use, as shown in docketed drawing no. 04B titled 'Site Plan' and thereafter the access, turning and parking areas shall be retained for such uses, unless otherwise approved in writing by the Planning Authority.

Reason:

To ensure the provision of an acceptable standard of vehicular access, turning and parking in the interests of road safety.

6. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Planning Authority. The scheme shall provide details of: the height and slopes of any mounding on or recontouring of the site including SUDS basin/ponds details; tree and shrub sizes, species, habitat, siting, planting distances and a programme of planting. The scheme shall include indications of all existing trees and hedgerows on the land, details of any to be retained, and measures for their protection in the course of development.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Planning Authority gives written consent to any variation. No trees or shrubs, detailed in the approved landscaping plans to be retained on the site, shall be damaged or uprooted, felled, topped, lopped or interfered with in any manner without the previous written consent of the Planning Authority.

Reason:

In order to ensure the implementation of a landscaping scheme to enhance the appearance of the development in the interests of the amenity of the area.

7. Prior to the commencement of development, to ensure that the site is clear of contamination, a Geo-Environmental Assessment shall be carried out and the following information shall be submitted to and approved by the Planning Authority:
  - o Phase I - A preliminary investigation incorporating a desk study, site reconnaissance, development of a conceptual model and an initial risk assessment.

o Phase II - Incorporating a site survey (ground investigation and sample analysis) and risk evaluation. It is required if the Phase I investigation has indicated that the site is potentially contaminated and the degree and nature of the contamination warrants further investigation.

o Phase III - Where risks are identified, a Remediation Strategy should be produced detailing and quantifying any works which must be undertaken in order to reduce the risks to acceptable levels.

Should remedial works be required then, prior to any residential units being occupied, a Validation Report shall be submitted to and be approved by the Planning Authority confirming that the works have been carried out in accordance with the Remediation Strategy.

The presence of any previously unsuspected or unforeseen contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority. At this stage, further investigations may have to be carried out to determine if any additional remedial measures are required.

Reason:

To ensure that the site is clear of contamination and that remediation works are acceptable prior to the use of the site.

8. Prior to the commencement of any part of the development hereby approved a scheme of intrusive site investigations to establish exact nature of coal mining legacy features and to establish the risks posed to development approved by past coal mining activity shall be submitted for Planning Authority consideration and approval in writing.

Where the findings of the intrusive site investigations identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until remedial stabilisation works to address land instability have been implemented on site in full in order to ensure that the site is made safe and stable for the development approved.

All intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development shall be submitted to and approved in advance in writing by the Planning Authority in consultation with the Coal Authority. This document shall confirm the completion of the remedial works and any mitigating measures necessary to address the risks posed by past coal mining activity.

Reason

To ensure that adequate remediation of coal mining legacy on the site has been undertaken prior to the occupation of the flatted building hereby approved.

9. Prior to the commencement of development, a report on the actions to be taken to reduce the Carbon Emissions from the build and from the completed development shall be submitted to and approved in writing by the Planning Authority. This shall include the provision of renewable technology for all new buildings, where feasible and appropriate in design terms, and new electric vehicle charging points and infrastructure for them, where feasible and appropriate in design terms. The details shall include a timetable for implementation. Development shall thereafter be carried out in accordance with the report so approved.

Reason:

To minimise the environmental impact of the development.